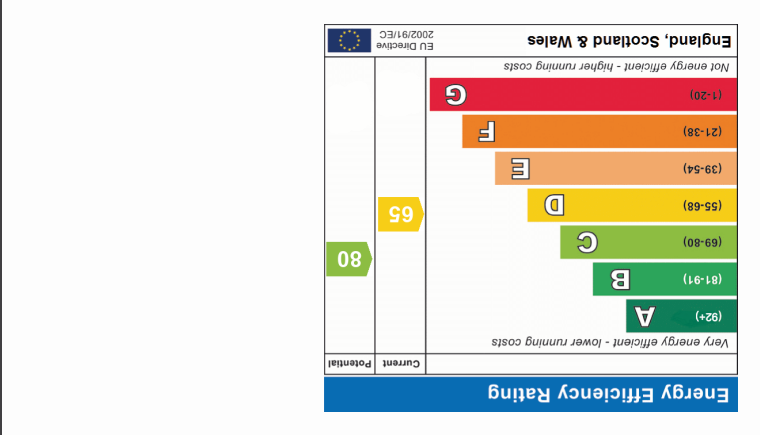


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King & Partners
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40 Lansdowne Street
 King's Lynn, PE30 2AF

Starting Bid £70,000

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 SALES • LETTINGS • MORTGAGES

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Lansdowne Street

King's Lynn, PE30 2AF

****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000.**** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Two-Bedroom Terraced House with Garden – Ideal Project Opportunity Located on Lansdowne Street in the historic town of King’s Lynn, this two-bedroom terraced house offers excellent potential for those seeking a home to make their own. The property requires improvement and updating but provides a solid layout with a living/dining room, kitchen, bathroom, and two bedrooms. Outside, there is an enclosed rear garden with a useful brick-built shed, offering space for storage or workshop use. Situated close to the town centre, residents benefit from nearby shops, schools, and public transport links, as well as easy access to King’s Lynn’s train station with direct services to Ely, Cambridge, and London. This property represents a great opportunity for first-time buyers, investors, or anyone looking for a renovation project in a convenient location.



Part-Glazed Door To Front:

Living/Dining Room

22' 3" x 11' 2" (6.78m x 3.40m) Max. Two windows to front and rear. Two radiators. Staircase to first floor. Door to kitchen.

Kitchen

10' 1" x 6' 9" (3.07m x 2.06m) Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer. Space for cooker and washing machine. Wall mounted boiler. Door to rear.

Bedroom 1

10' 7" x 10' 3" (3.23m x 3.12m) Two windows to front. Radiator.

Bedroom 2

11' 0" x 8' 8" (3.35m x 2.64m) Window to rear. Radiator. Storage cupboard Door to bathroom. Loft access.

Bathroom

10' 1" x 6' 8" (3.07m x 2.03m) Window. Bath. V.C. Wash hand basin. Radiator. Airing Cupboard

Rear Garden

Enclosed rear garden. Brick store.

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

